



April 10, 2007

On March 29, 2007 a meeting between Cherokee and Imperial Task Force was held in City Hall. Attendees included the Imperial Subcommittee of Old Sugar Land Alliance under the leadership of Mary Von Tungeln and David Neeley, other homeowners of the surrounding community, Councilman Parmer, Mr. John Wantuch representing Nalco, and Sugar Land 101 students.

The developers stressed the time delays, and that they have chosen to apply for the General Plan approval prior to any zoning proceedings because they want to thoroughly involve the community in their more detailed design of the development. They will take more time going through the Planned Development (PD) zoning process, including a 2-4 day design charrette. Their closing at the end of May can be delayed by only 30 days. Comments directly related to the proposed development included the following:

- 1) The developer's proposed 100' buffer across from existing homes, limiting the strip to 3 story buildings in the mixed use area and to single family residential in the transitional residential area is not a good enough buffer. The height should be limited to 2 stories with some landscaping/vegetation.
- 2) There is concern that the traffic data might not accurately reflect reality. Also, the Traffic Impact Analysis (TIA) shows little to no cut-through traffic in Mayfield Park - residents would like a better understanding of the data.
- 3) Ms. Von Tungeln and Mr. Neeley questioned some of the phasing in the TIA. They are concerned that the most intense development phases are in the first two - they would like to be assured that the cost of the infrastructure and other public benefits are evenly spread throughout the development of the project.
- 4) There was concern for the impact to Brooks. City Engineer Chris Steubing informed the group that we are still working with the applicant to estimate the existing traffic and project the potential impact to Brooks.
- 5) Overall the group seems interested in participating in the pending PD process, and only willing to support the applicant's General Plan if assured that the development will happen pursuant to an approved PD.

Next Steps:

1) Even though exact densities will not yet be confirmed through the GP process, Cherokee would like some assurance through approval that approximately 1620 dwelling units will be part of the City's understanding that this is viewed as reasonable.

2) Cherokee is scheduled for a P&Z workshop April 10. The draft development plan is still in the process of being revised. Staff is working with Cherokee to include the University Blvd. right-of-way, to incorporate new floodplain information, and to increase the business acreage along Highway 6.

3) Public hearings are not technically required for General Plans. However, due to the significant public interest and potential impact of this proposed development, the City is scheduling a public hearing for the April 26, 2007 Planning and Zoning Commission meeting. The meeting begins at 7:00 p.m. in the City of Sugar Land Council Chambers at City Hall, 2700 Town Center Boulevard North.